

ANTHONY POULIN

014794

84-0-15 ✓

72-50

of Winslow, Kennebec County, Maine  
~~XXXXXX~~ for consideration paid, grant to LEO F. POULIN CO., a corporation  
organized by law and located at Fuller Street, Winslow,  
~~xxx~~ Kennebec County, Maine  
with Warranty Covenants  
the land in Waterville, Kennebec County, State of Maine, bounded and  
described as follows, to wit:

NO TRANSFER  
TAX PAID

Beginning at an iron pin set on the southeasterly line of Stone Ridge Drive at the common front corner of Lots 7 and 8 as shown on a plan entitled "Final Subdivision Plan of Stone Ridge - Waterville, Maine" dated July, 1986 by K & K Land Surveyors, Inc. and recorded in Kennebec Registry of Deeds File #E-87010; thence S63 20'02"E along the common lot line of Lots 7 and 8 a distance of 335.51 feet to an iron pin set in the stone wall marking the northerly line of land of Bernard R. and Doris Poulin at the common rear corner of said Lots 7 and 8; thence S69 27'27"W along said stone wall and northerly line of Bernard R. and Doris Poulin a distance of 587.78 feet to an iron pin set at the intersection of Bernard R. and Doris Poulin's northerly line with the southerly line of said Stone Ridge Drive; thence in a general northeasterly direction following along an arc convex to northwest a curved distance of 209.26 feet to an iron pin set on the said southeasterly road line, said road line arc has a radius of 268.77 feet and a central angle of 44 36'30"; thence N24 50'57"E continuing along the southeasterly line of said Stone Ridge Drive a distance of 240.34 feet to the iron pin at the point of beginning. The above described parcel of land contains 1.38 acres and is designated as Lot No. 7 on the aforementioned subdivision plan.

Meaning and intending to convey lot #7 on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc. dated July, 1986 and recorded in Kennebec Registry of Deeds File #E-87010.

Being part of the premises conveyed to the herein grantor by deed from Robert A. Rosenthal dated September 24, 1986 and recorded in Kennebec Registry of Deeds Book 3031, Page 300.

This deed is given to correct and clarify a deed from the herein grantor to the herein grantee dated May 28, 1987 and recorded in Kennebec Registry of Deeds in Book 3162, Page 153 by which deed it was intended to convey Lot #7 as shown on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" dated July, 1986 by K & K Land Surveyors, Inc. recorded in said Registry File #E-87010 but which, through inadvertence, described Lot #8 on the aforementioned Plan and it is the intention of the parties hereto to clarify and correct the deed dated May 28, 1987 and recorded in said Registry in Book 3162, Page 153.

This conveyance is made subject to the following restrictions, numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the side lines of said lot.
3. Said lot shall be used for residential purposes only.

4. No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.

5. Said lot shall not be subdivided or sold or leased in parcels.

6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.

7. No fences, hedges, or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.

8. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lots or in any buildings thereon.

9. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.

10. The grantor herein does not hold himself responsible for enforcing the foregoing restrictions.

~~wife and said grantor~~

~~and all other rights by deed and all other rights~~

Witness

my

hand

and seal this

17th

day of

June

19 87

Anthony Poulin

## The State of Maine

Kennebec

ss.

June 17,

19 87

Then personally appeared the above named Anthony Poulin

and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Lester T. Jolovitz  
Justice of the Peace - Attorney at Law - Notary Public  
Lester T. Jolovitz

RECEIVED KENNEBEC SS.

1987 JUN 19 AM 9:00

RECORDED FROM ORIGINAL